KEYS EDGE
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 23, 2026
3:00 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.keysedgecdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn & Suites – Homestead
1st Floor Conference Room (Reef I Board Room)
2855 N.E. 9th Street
Homestead, Florida 33033
REGULAR BOARD MEETING
September 23, 2026
3:00 p.m.

A. Call to Order

B. Proof of Publication……Page 1

C. Consider Resignations and Appointments to Board Vacancies

D. Administer Oath of Office and Review Board Member Duties and Responsibilities

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. August 26, 2026 Regular Board Meeting & Public Hearing……...Page 3

J. Old Business

1. Staff Report, as Required

K. New Business

1. Consider

L. Administrative & Operational Matters

M. Board Member & Staff Closing Comments

N. Adjourn

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Keys Edge Community Development Distr**ict (the "District") will hold Regular Meetings in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 3:00 p.m. on the following dates:

October 28, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

www.keysedgecdd.org

PUBLISH: MIAMI HERALD 10/19/26

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 26, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the August 26, 2026, Regular Board Meeting of Keys Edge Community Development District (the "District") to order at 3:02 p.m. in the Hampton Inn & Suites – Homestead, 1st Floor Conference Room (Reef I Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on August 6, 2026, and August 13, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Ronald Fields, and Supervisors Jose Iglesias and Yadira Cabus constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc., and General Counsel Ginger Wald of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 12, 2026, Special Board Meeting

Ms. Nguyen presented the minutes of the August 12, 2026, Special Board Meeting and asked if there were any changes and/or corrections.

There being no changes, a **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed approving the minutes of the August 12, 2026, Special Board Meeting, as presented.

NOTE: At approximately 3:04 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on August 6, 2026, and August 13, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-05, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES;* AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed approving and adopting Resolution No. 2026-05, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 3:05 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Revised Second Supplemental Engineer's Report (Assessment Area Three)

Ms. Nguyen stated that Second Supplemental Engineer's Report (the "Report"), previously accepted by the Board on August 12, 2026, was revised to remove the mobility impact fees from the report. Ms. Nguyen presented the revised report for review.

A **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed accepting the revised Keys Edge Community Development District Second Supplemental Engineer's Report.

2. **Acquisition Agreement (Assessment Area Three)**

Ms. Nguyen presented copies of the Acquisition Agreement, Collateral Assignment and Assumption of Development, Completion Agreement, Lien of Record, and True-Up Agreement for Assessment Area Three. A discussion ensued, after which:

A **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed approving the Acquisition Agreement, Collateral Assignment and Assumption of Development, Completion Agreement, Lien of Record, and True-Up Agreement for Assessment Area Three, in substantial final form.

3. **Collateral Assignment and Assumption (Assessment Area Three)**

This item was previously discussed during Item I.2.

4. **Completion Agreement (Assessment Area Three)**

This item was previously discussed during Item I.2.

5. **Lien of Record (Assessment Area Three)**

This item was previously discussed during Item I.2.

6. **True-Up Agreement (Assessment Area Three)**

This item was previously discussed during Item I.2.

7. **Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Ms. Nguyen presented Resolution No. 2026-06, entitled:

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed approving and adopting Resolution No. 2026-04, designating the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193 as the meeting location, with meetings to commence at 3:00 p.m.; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. **Staff Report, as Required**

The Board Members were reminded to complete their required 4-hours of ethics training by December 31, 2026.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed adjourning the Regular Board Meeting at approximately 3:08 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson